LAC LA NONNE

AREA STRUCTURE PLAN

- adopted by Bylaw No. 9-82 in the County of Barrhead and
Bylaw No. 7-82 in the County of Lac Ste. Anne.

Edmonton Metropolitan and Yellowhead
Regional Planning Commissions

June, 1982

COUNTY OF BARRHEAD NO. 11
PROVINCE OF ALBERTA

BY-LAW NO. 17-82

BEING A BY-LAW TO AMEND BY-LAW NO. 50-79 OF THE COUNTY OF BARRHEAD NO. 11

WHEREAS, Council has adopted an Area Structure Plan for the Lac La Nonne area pursuant to By-Law No. 9-82, and

WHEREAS, it is deemed expedient to amend the Land Use By-Law No. 50-79 of the County of Barrhead No. 11 by altering the Land Use District Map and classification of districts within the County, as set out in Sections 139 and 140 of the Planning Act, R.S.A., 1980.

NOW THEREFORE, Under the authority and subject to the provisions of the Planning Act, R.S.A. 1980, and by virtue of all powers it enabling, the Council of the County of Barrhead No. 11 duly assembled enacts as follows:

1. By-Law No. 50-79 being the Land Use By-Law of the County of Barrhead No. 11 is hereby amended.

2. That Schedule "A" (Land Use District Map) be amended as shown on the attached Schedule "A2".

3. That Schedule "B" (Schedule of Land Use District Regulations) be amended as follows:

   a) Add "Agricultural District E", as shown attached herewith, to the District Schedules.

   b) Add the following General Provisions:

      LAC LA NONNE AREA STRUCTURE PLAN

      No development or redevelopment shall be approved within the Lac La Nonne Planning Area unless it is in conformity with the provisions of the Lac La Nonne Area Structure Plan.

4. That "Part One-General-3(1) Establishment of Districts" be amended by adding "Agricultural District E".

READ A FIRST TIME this 5th day of March, 1982 - Fraser

READ A SECOND TIME this 7th day of May , 1982 - Wimmer

READ A THIRD TIME AND FINALLY PASSED this 7th day of May , 1982 - Ryder

REEVE

SEAL

COUNTY MANAGER

BY - LAW NO. 7 - 82

~~in the~~ Province of Alt.

Being a By-law of the County of Lac Ste. Anne No. 28 to adopt the LAC LA NONNE AREA STRUCTURE PLAN insofar as it applies to the COUNTY OF LAC STE. ANNE NO. 28.

WHEREAS, the Lieutenant Governor in Council has enacted the Regulated Lake Shoreland Development Operation Regulations (Order-in-Council 850/77) ffecting the Lac La Nonne area, including certain lands within the County of Lac Ste. Anne No. 28,

AND WHEREAS, the Regulated Lake Shoreland Development Operation Regulations stipulate the preparation of a Lake Management Plan for Lac Ste. Anne,

AND WHEREAS, the Council of the County of Lac Ste. Anne No. 28 has appointed the Edmonton Regional Planning Commission to prepare a management plan for Lac Ste. Anne in the form of an Area Structure Plan,

AND WHEREAS, Section 64 of the Planning Act, 1980, and amendments thereto, authorizes the Council of the County of Lac Ste. Anne No. 28 to pass a By-law to adopt an Area Structure Plan,

NOW THEREFORE BE IT ENACTED AND IT IS HEREBY ENACTED as a By-law of the County of Lac Ste. Anne No. 28 as follows:

1. THAT the LAC LA NONNE AREA STRUCTURE PLAN being the text containing Sections I to VI inclusive, Appendix A, Acknowledgements and Maps 1 to 3 inclusive, insofar as it applies to the County of Lac Ste. Anne No. 28 is hereby adopted,
2. THAT the LAC LA NONNE AREA STRUCTURE PLAN insofar as it applies to the County of Lac Ste. Anne No. 28 may be amended by By-law from time to time in accordance with the Planning Act, 1980, and amendments thereto, by the County of Lac Ste. Anne No. 28,
3. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST TIME THIS 18th day of February, 1982.

Commissioner

(SEAL)

Reeve

READ A SECOND AND THIRD TIME AND ~~FINALLY~~ PASSED this 23rd day of September, A.D. 1982.

Commissioner

(SEAL)

Reeve

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I. INTRODUCTION

Lac La Nonne is situated in the Province of Alberta, approximately 96 kilometres northwest of the City of Edmonton. It is located on the boundary of the Counties of Lac Ste. Anne and Barrhead (see Maps 1 and 2).

The surface area of the lake is 1,226 hectares or 4.7 square miles. Compared to other lakes in the vicinity, Lac La Nonne is a deep lake with a maximum depth of 19.8 metres. Since 1947, when the first resort cottage subdivision was registered, Lac La Nonne has continued to experience subdivision development pressure. Presently, there are a total of 678 subdivided lots and 537 commercial recreation sites within the planning area.

In response to the growing number of subdivision applications, the increased use of the area by cottagers who have winterized their cottages, and the intensified use of the lake by the public at large, the Provincial Government regulated the shoreland of Lac La Nonne. Since August of 1977, development involving a surface disturbance, such as roadways or multi-parcel subdivisions, has been restricted by the Minister of the Environment to allow for the preparation of a Lake Management Plan.

This area structure plan has been prepared to fulfill the Provincial Government requirement for a lake management plan. The formulation of the area structure plan has been undertaken at the direction of the Counties of Barrhead and Lac Ste. Anne.

A. BACKGROUND TO AREA STRUCTURE PLAN

The preparation of an Area Structure Plan for Lac La Nonne can be summarized in relation to the following major events.

1. Shoreland Regulated by the Province of Alberta

In August of 1977, the Provincial Legislature passed Order in Council No. 850/77. The Order in Council established the Regulated Lake Shoreland Development Operation Regulations pursuant to the Land Surface Conservation and Reclamation Act. Through this Act, the Alberta Government designated the lake shorelands around fifteen Alberta lakes as regulated, pending the completion of a Lake Management Plan and adoption of a Land Use By-law for each regulated lake. Six of the fifteen regulated lakes are located within the boundaries of the former Edmonton Regional Planning Commission planning region. Lac La Nonne is one of these lakes, although it now falls within the planning boundaries of the newly established Yellowhead Regional Planning Commission. The regulated boundary of Lac La Nonne is shown on Map 2.

2. Alberta Planning Board Guidelines Published and Budget Approved

After the publication of Alberta Planning Board Guidelines for Use In Preparing Lake Shoreland Management Plans (June 1978) and the Board's approval of a budget to undertake the preparation of lake management plans (January 1979), the Edmonton Regional Planning Commission officially began the Lake Management Plan Project. The Lac La Nonne Management Plan Project began in the spring of 1980. Alberta Municipal Affairs agreed to assist in the preparation of a Lake Management Plan, since the northern shore of the lake is within the County of Barrhead, which was not part of the former Edmonton Regional Planning Commission.

In June of 1980, the Edmonton Regional Planning Commission, Alberta Municipal Affairs, and the Counties of Lac Ste. Anne and Barrhead initiated the program.

3. Initial Report Prepared and Presented to Municipal Councils and Public

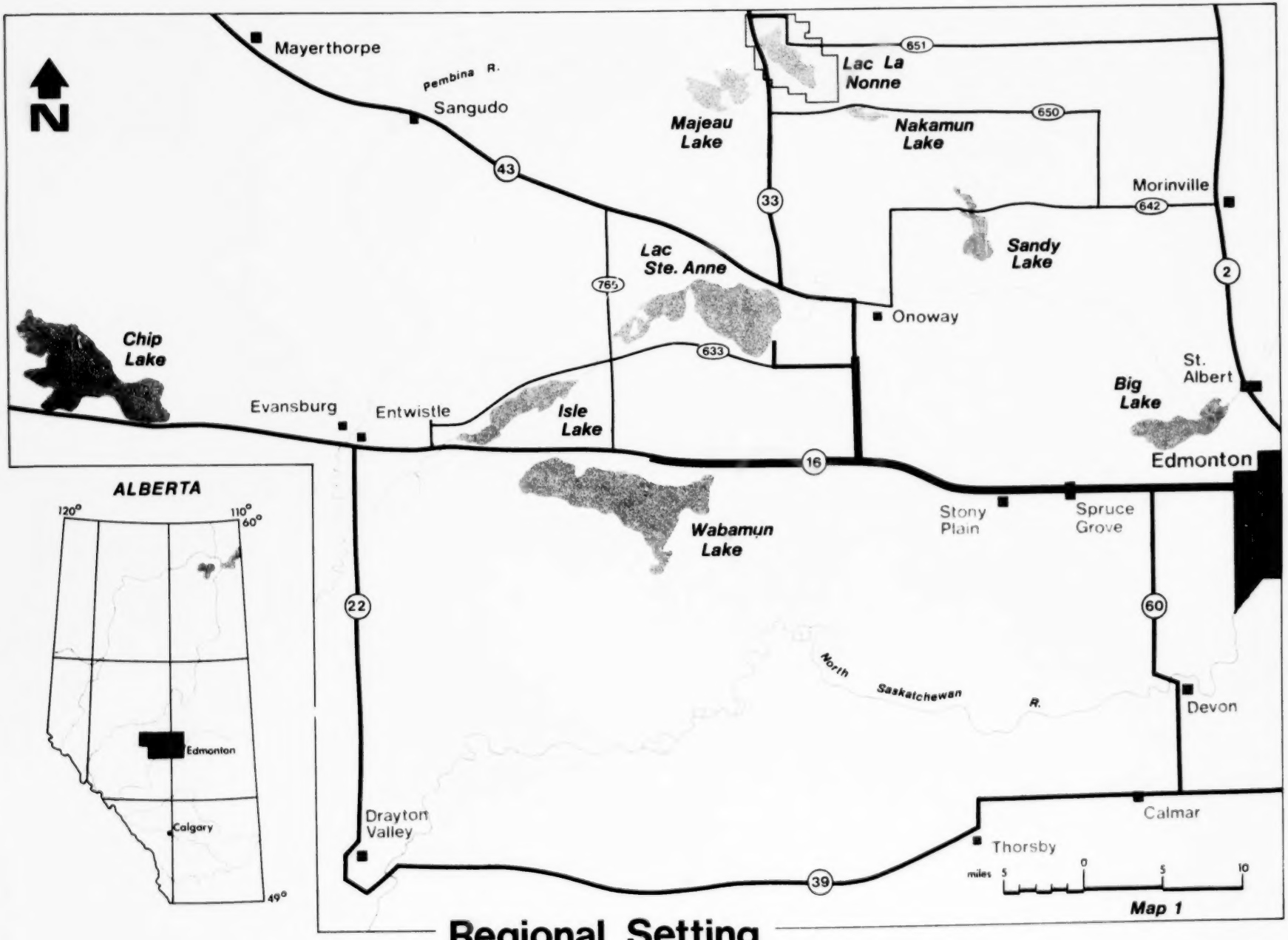
The initial report entitled: Lac La Nonne Background Information Management Issues, was reviewed by the two municipal councils and then distributed to all affected landowners. Two public information exchange meetings were held during the fall of 1980. At these meetings the public identified issues, concerns and problems; outlined the positive aspects or virtues of the area; and, assisted in refining the management issues that should be addressed in a final plan.

4. Management Study and Plan Alternatives Reports Prepared and Presented to Municipal Councils and Public

The two reports prepared were entitled: the Lac La Nonne Management Study and the Lac La Nonne Plan Alternatives. The management study contained detailed analyses and interpretations of biophysical and socio-economic information. The plan alternatives report contained five alternative final plans that were based upon the information contained in the management study. The plan alternatives report was reviewed by the municipal councils and then distributed to all 800 landowners in the planning area. A public meeting was held on December 19, 1981. The discussions and briefs generated by the public meeting provided the planning team and the politicians with valuable comments and suggestions regarding the contents of a final area structure plan.

5. Lac La Nonne Area Structure Plan Adopted

The area structure plan was prepared after the December 1981 public meeting. The area structure plan for Lac La Nonne has been adopted by Bylaw No. 9-82 in the County of Barrhead and Bylaw No. 7-82 in the County of Lac Ste. Anne.



Map 1

Regional Setting

II. GOALS AND OBJECTIVES

1. Management Goals

a) The role of Lac La Nonne has been identified as a lake serving the water-based recreational needs of the local and regional population. This role should be maintained and, if possible, improved by the preparation of a lake management plan.

b) To maintain and, if possible, improve the quality of the natural environment.

c) To maintain and, if possible, improve the quality of the social environment, especially in relation to the area's rural character and its recreational experience.

d) To establish a development capacity for the lake and its shoreland and to ensure that future development in the planning area will not result in use levels beyond this development capacity.

e) To develop a lake management plan that will provide guidance to the local municipalities responsible for its implementation.

2. Management Objectives

a) To encourage the development of areas suitable for public recreation use and to maximize public access.

b) To avoid future development in areas with severe soil or other environmental limitations, and to direct development to lakeshore areas with moderate or slight limitations for future recreational or residential development.

c) To ensure that new development does not cause further deterioration in lake water quality.

d) To minimize the cost of servicing existing and future development.

e) To ensure that future development is carried out in harmony with the existing land use pattern, and cultural and historical resources.

f) To conserve valuable farmland.

III. LAKE USE, LAND USE, AND DEVELOPMENT POLICIES

A. LAKE USE POLICIES

1. Lake Surface Management Policies

It is recognized that the surface of Lac La Nonne is used by fishermen, water skiers, leisure boaters and swimmers during the summer season and fishermen, snowmobilers, cross country skiers, and skaters during the winter season. In order to prevent congestion and conflict between these different uses, the following policies have been formulated:

a) that a public boat launch be established on the western shores of Lac La Nonne to relieve present congestion on the eastern portion of the lake and shoreland;

b) that swimming areas be adequately demarcated by buoys and/or signs prohibiting boating;

c) that winter fishermen clearly mark the location of holes in the ice; and,

d) that littering of the ice surface be discouraged by the enforcement of existing legislation.

2. Existing and Proposed Boating Restriction Policies

At the present time, the surface of Lac La Nonne is classified by the Small Vessels Regulations of the Canada Shipping Act, as having an All Vessels Prohibited Zone and an 8 M.P.H. (12 kmph) speed zone. These areas are not clearly posted at Lac La Nonne. In order to upgrade the existing regulations and to ensure that boating restrictions are adequately posted at Lac La Nonne, the following policies have been formulated:

a) that an 8 M.P.H. (12 kmph) speed zone be posted at all boat launches used by the general public; and,

b) that "All Vessels Prohibited" zones be established at swimming areas used by the public at large.

Map 2 outlines the location of the boating restriction policy recommendations. The Alberta Boating Restriction Review Committee will be notified regarding these policies and recommendations. Enforcement is the responsibility of the R.C.M.P.

3. Weed Management Program

Aquatic vegetation is recognized as an essential element for fish habitat. However, it is also recognized that an overabundance of decaying vegetation depletes the oxygen supply in the lake. In addition, overabundant weeds spoil the recreational uses of the lake. In order to improve the recreational use potential of Lac La Nonne and still allow sufficient fish habitat, the following policies have been formulated:

a) that the County of Barrhead consider purchasing a weed cutter of similar design to the weed cutter currently owned by the County of Lac Ste. Anne, or a weed rooter that is designed to pull weeds out by the roots;

b) that the Counties of Barrhead and Lac Ste. Anne, and the local landowners investigate the possibility of developing a weed cutting or removal program at Lac La Nonne;

c) if it appears that a weed cutting or removal program could be undertaken, the following should be considered:

   i) the program will only be initiated if the majority of the landowners adjacent to the weed removal areas, shown on Map 2, agree that weed removal is necessary and are willing to cooperate in implementing the program;

   ii) weed cutting and removal should include harvesting and transporting weeds a sufficient distance from the shore so that nutrients are not transported back to the lake;

   iii) the program should only require weed cutting twice a year at the end of June and July; and,

   iv) weed cutting should only be undertaken in specific areas of the lake.

4. Lake Water Quality Analysis Program

Lake water quality is very poor. Alberta Environment have completed a second study of lake water quality by sampling nutrient input within the lake watershed. In order to gain a complete picture of the reasons for the poor lake water quality, and to ensure public safety, the following policies have been formulated:

a) that the possibility of continued water quality monitoring be investigated by developing a joint program between local residents and Alberta Environment (local residents could provide the samples necessary for laboratory analysis in the off season); and,

b) that, on a yearly basis, the Sturgeon and Stony Plain - Lac Ste. Anne Health units sample the lake water quality at public and private swimming areas, to ensure that health hazards are avoided.

Public swimming areas are shown on Map 2 (see areas outlined BP).

B. LAND USE POLICIES

1. Land Use Practices to Improve Lake Water Quality

Existing land uses adjacent to Lac La Nonne appear to have a significant influence on lake water quality. In an attempt to improve lake water quality, the following policies have been formulated:

a) that intensification or establishment of new agricultural operations in the watershed be discouraged, especially those that involve high intensity confinement of cattle, hogs, mink, poultry or waterfowl;

b) that the operators of all intensive agricultural operations make application for a "Certificate of Compliance" from Alberta Agriculture;

c) that all future intensive agricultural operations be designed in such a manner that prohibits waste products from entering watercourses that drain into the lake; and,

d) that over the next 5 years all resort cottage owners phase out pit privies used for both black and grey water wastes.

2. Road Maintenance and Transportation Policies

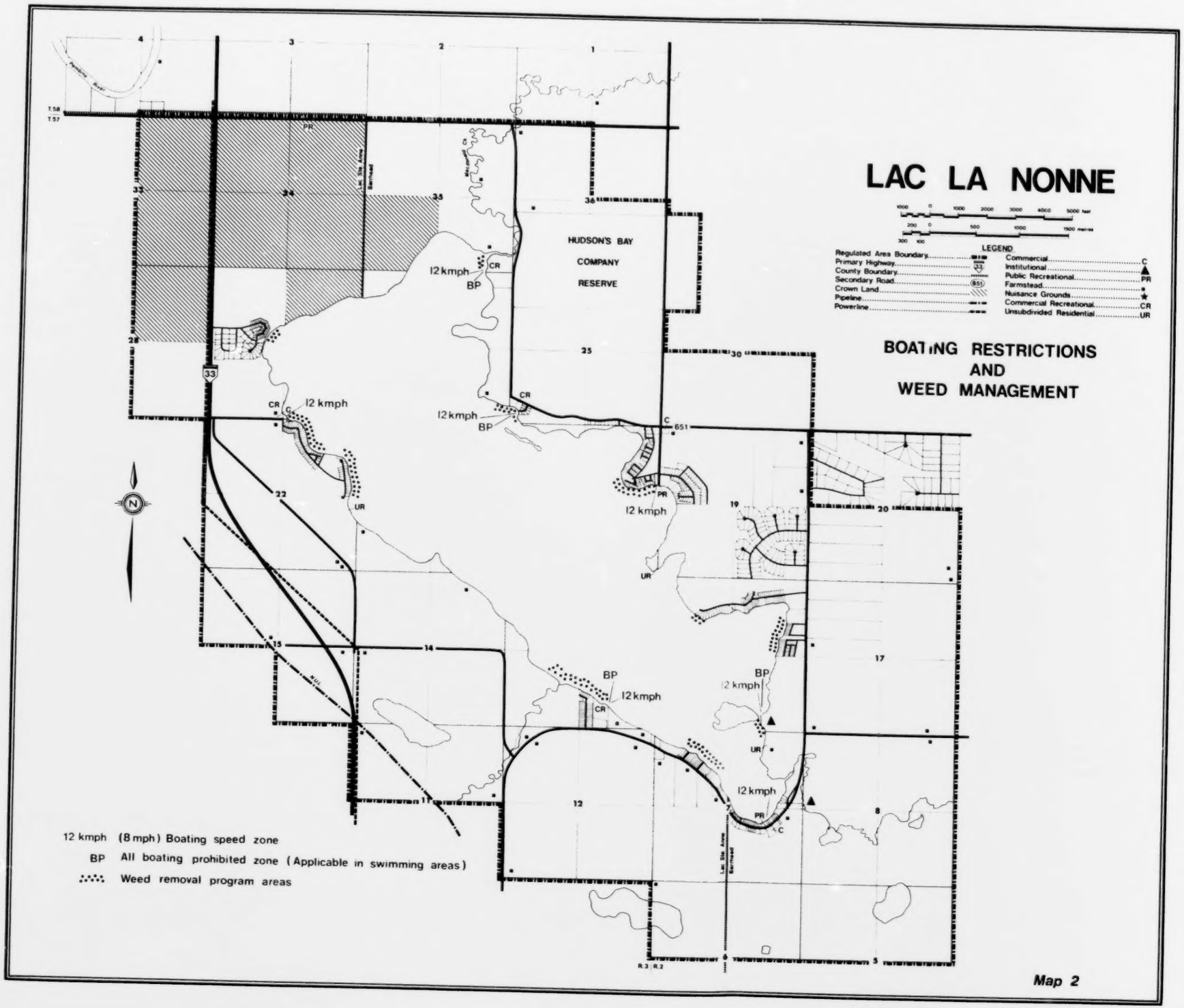
Specific roadways in the vicinity of Lac La Nonne have been identified as requiring maintenance. In addition, future development must be adequately set back from roadways. As a result, the following policies have been formulated:

a) that the Counties of Barrhead and Lac Ste. Anne be encouraged to continue their local road maintenance programs in the vicinity of Lac La Nonne;

b) that Alberta Transportation, in conjunction with the Counties of Barrhead and Lac Ste. Anne, be encouraged to upgrade and improve lake access on secondary roadways; and,

c) that the municipal by-laws and Provincial Statutes be followed when establishing building setbacks from local municipal roadways, secondary roadway 651 and Highway 33.

LAC LA NONNE



LEGEND

Regulated Area Boundary		Commercial	C
Primary Highway	33	Institutional	
County Boundary		Public Recreational	PR
Secondary Road	651	Farmstead	
Crown Land		Nuisance Grounds	
Pipeline		Commercial Recreational	CR
Powerline		Unsubdivided Residential	UR

BOATING RESTRICTIONS AND WEED MANAGEMENT

12 kmph (8 mph) Boating speed zone

BP All boating prohibited zone (Applicable in swimming areas)

Weed removal program areas

Map 2

3. Existing Public Use Areas

General public access to Lac La Nonne is provided by four commercial recreation areas and numerous public reserves that have been created through the subdivision process. Overall, access for the travelling public and the day user is poor. Reserves adjacent to existing residential subdivisions are primarily designed for use by adjacent landowners, and access through the commercial recreation areas is primarily for trailer owners who have leased a recreation lot. In order to improve public access to Lac La Nonne and overcome existing problems, the following policies have been formulated:

a) that a formal request be made to the Provincial Government to develop a provincial park, a mini park or day use area at Lac La Nonne;

b) that signs be posted at the Lac La Nonne subdivision public reserve (located across the road from the Lac La Nonne store), to inform users that day use is permitted, overnight camping is prohibited and the area is maintained on a part-time basis; and,

c) that users of public reserves be informed by signs that maintenance of these areas is largely the users' responsibility.

4. Future Public Use Areas

The role of Lac La Nonne has been identified as a lake serving the water-based recreational needs of the local and regional population. In order to fulfill this role, the following policies have been formulated:

a) that the existing Crown lands located on the north western shores of Lac La Nonne (see Maps 2 and 3) be developed by the Provincial Government for day use, overnight camping and other related recreational pursuits;

b) that the Counties of Lac Ste. Anne and Barrhead formally request the Provincial Government to develop public recreation facilities at this location; and,

c) that the private sector be encouraged to develop additional public recreation facilities at Lac La Nonne.

C. DEVELOPMENT POLICIES

1. Development Capacity

The establishment of a development capacity for Lac La Nonne and its shoreland, and to ensure that future development does not exceed this identified capacity, is one of the primary goals of the area structure plan. Some additional capacity for future development has been shown to exist. This remaining development capacity will be designated for three land uses to produce the development percentages shown below.

Land Use	Percentage of Remaining Development Capacity
Private Residential	37%
Commercial Recreation (private lands)	20%
Commercial Recreation (crown lands)	40%
Institutional	3%
TOTAL	100%

2. Future Development

The encouragement of public recreation development and maximizing public access, are one of the main objectives of the area structure plan. In order to fulfill this objective, future development of Lac La Nonne will be allocated in accordance with the following density guidelines.

Land Use	Future Development Densities*	
	approximate number of residential lots or equivalent	approximate number of recreational lots or equivalent
Private Residential	60	(240)
Commercial Recreation, private lands	(30)	120
Commercial Recreation, crown lands	(68)	270
Institutional	(5)	20
TOTALS	163	650

* 1 private residential lot is equivalent to 4 commercial recreation lots or institutional sites.

3. Allocation of Future Development

The following policies have been formulated to guide the allocation of future land use change.

a) Future residential, recreational and institutional development:

   i) will be encouraged to locate in commercial recreation, residential recreation and institutional areas outlined on Map 3 and described in Section IV of the area structure plan; and,

   ii) will generally not be encouraged to locate in rural conservation and agricultural conservation areas outlined on Map 3 and described in Section IV of the area structure plan.

b) Future residential, recreational and institutional development, including condominiums, will be subject to the normal referrals and requirements of the subdivision approval agency and the local municipality. This will include detailed soil percolation tests, groundwater pumptests and other specific requests to determine accurately environmental and social impact and feasibility. To assist both in the evaluation of future proposals and in the overall administration of the area structure plan, the subdivision approval agency and the local municipality may, from time to time, refer to the Lac La Nonne Management Study.

c) Future residential development proposals will be assessed as permanent residences for the purpose of determining water supply, sewage, solid waste management and construction site requirements.

d) Residential and recreational development will not be permitted within 305 m (1000 ft.) of a nuisance ground, feed lot or intensified farm operations (Subdivision Regulation 132/78 Part 3, Section 12, Planning Act). Provincial Health Regulations, which will also be consulted to establish adequate setbacks, specify a distance of 1500 feet between housing and landfill sites.

e) Sewage lagoons, nuisance grounds, feed lots or intensified farm operations that may be constructed in the future, will not be permitted within 305 m (1000 ft.) of an established residential subdivision or recreational development and must comply with the Provincial Board of Health Regulations. (Same reference as d) above).

f) Cluster designs for all future residential and intensive recreational development will be encouraged to minimize social and environmental impact.

g) When a proposed subdivision leaves a portion of a quarter section unsubdivided, the developer shall agree, as a condition of subdivision, to have that remainder allocated to a land use classification acceptable to the affected municipality.

h) Residential or intensive recreational development densities on individual quarter sections, will be assessed on a site specific basis. The identified development capacity for the planning area, the recreational use impact on the lake surface, the cluster concept and other design factors, will be included to establish individual quarter section densities. A range of 24 to 36 residential lots per quarter section will be used as a guideline to determine quarter section densities. One residential lot will be considered equal to four seasonal recreational sites to assist in assessing densities on individual quarter sections.

i) The recommended design and waste management criteria for future recreational development are outlined in Appendix A.

4. Reserves

a) All future residential or intensive recreational development proposals will be required to include an adequate strip of reserve land between the proposal and the lakeshore. This reserve will be a combination of environmental and municipal reserve to provide public access, to define property boundaries, to preserve the aesthetic character of the shoreland, to provide wildlife habitat and to provide environmental protection from hazards such as ice and wave erosion. As a general guideline, this reserve should not exceed 100 feet (30 m) in width.

b) Areas with extremely severe limitations to development, such as sloughs or bogs, will be taken as environmental reserve at the time of subdivision.

c) All backshore development adjacent to an existing lakeshore subdivision, shall be provided with adequate lake access through existing public reserves.

5. Waste Management

a) All future residential or intensive recreational developments will be required to have on-site sewage disposal or sealed pump-out tanks if on-site sewage conditions are not present. Pit privies will not be approved for future development.

b) All proposed waste management systems shall be designed to accommodate both grey and black water wastes.

c) Consultation with the Plumbing Inspection Branch or local health unit must be undertaken before waste disposal systems are designed and installed.

d) Consultation with the local health units should be periodically maintained to ensure that existing systems are operating properly.

e) All future residential or intensive recreation developments will be assessed in relation to the capacities of the local nuisance grounds to accommodate additional use. Solid waste disposal is governed by the Board of Health Regulations under the authority of the Public Health Act. Reference to these regulations will be made to assess nuisance ground capacity and other requirements.

6. Resubdivision

a) If a quarter section currently has a subdivision established within its boundaries, the applicant for additional subdivision within that quarter section must provide an area structure plan or redevelopment plan to the affected municipal council. This plan shall contain proposed road locations, locations of municipal and environmental reserves and basic lot design.

b) Resubdivision will be strictly assessed in relation to social and environmental impacts, and will be subject to the normal referral procedures and requirements of the subdivision approving authority and the affected municipality.

7. Special Development Policy (not applicable to Agricultural Conservation areas)

It is impossible to anticipate all forms of residential or recreational development that may be proposed in the vicinity of Lac La Nonne. Examples of such proposals may be large scale campgrounds or holiday trailer parks, or residential condominiums or motels. In order to allow for an assessment of these types of proposals, within the overall goals and objectives for the area and its established development capacity, the following policies have been developed.

a) All proposals will be assessed in relation to the planning area development capacity.

b) Applicants must satisfy the municipality that significant benefits will be provided to the planning area in relation to the goals and objectives that have been established.

c) All proposals must include detailed statements regarding types and quantities of wastes, methods of waste disposal, and expected use of groundwater and its availability. Waste disposal systems and groundwater evaluations will require approval by Alberta Environment.

8. Municipal Co-operation

a) The Counties of Barrhead and Lac Ste. Anne will jointly assess all subdivision or development proposals in the Lac La Nonne planning area. A referral system has been established to allow for joint assessment of proposals.

b) The Municipal Councillors responsible for the Lac La Nonne area should consider the possibility of meeting with the Lac La Nonne landowners on an annual basis to discuss local matters.

IV. LAND USE CLASSIFICATION

A. AGRICULTURAL CONSERVATION

Purpose:

- to identify and conserve prime and existing agricultural areas for future agricultural production;
- to minimize conflicts between agricultural and non-agricultural uses;
- to place these areas in a land use class which identifies that agricultural capability and conserves the parcels for future agricultural production.

Uses Allowed: (subject to municipal land use by-law)

- general (extensive) agricultural uses involving the production and harvesting of field crops and raising of livestock and other animals;
- agricultural product storage and service facilities which relate to the individual farm unit;
- forestry, transportation, communication, public utilities and small scale (16.2 hectares [40 acres]) or less resource extraction activities and subsequent reclamation measures;
- miscellaneous uses associated with agriculture.

Uses Which may be Allowed: (subject to site specific evaluation and municipal land use by-law)

- generally, no intensive agricultural activities or expansion of existing intensive activities will be permitted within the Lac La Nonne planning area. If the proposed intensive agricultural activity can be shown to cause no increase in traffic, odour, noise or pollution which would adversely affect the lake or lakeshore environment or the existing development, the Municipal Council may consider such activities as a discretionary use within the planning area. Existing provincial and regional policies regarding intensive agricultural activities will pertain to such a proposal;
- cemeteries and churches.

Other Provisions:

- separation of one residential site per quarter section, not previously subdivided, will be allowed; this subdivision should contain only land necessary for a residential site and should not exceed 1.2 hectares (3 acres) in size or the area necessary to include farmstead buildings and shelterbelts;

- subdivision of parcels isolated from the remainder of the quarter section by natural or man-made features may be permitted, with the remainder of the quarter section considered unsubdivided;
- all permitted uses must conform to the policies of the Lac La Nonne Area Structure Plan.

B. RURAL CONSERVATION - Limited Development Potential, and Low or non-existent Development Potential

Purpose:

- to identify areas of marginal agricultural land with severe or extremely severe limitations to development which are unsuitable for any additional residential or recreational development;
- to minimize the effect of natural hazards, such as high groundwater, flooding and organic soils, on human uses and activities;
- to place these areas in a land use class which identifies that lack of development potential.

Uses Allowed: (subject to municipal land use by-law)

- general (extensive) agricultural uses involving the production and harvesting of field crops and raising of livestock and other animals;
- agricultural product storage and service facilities which relate to the individual farm unit;
- forestry, transportation, communication, public utilities and small scale, (16.2 hectares or less) resource extraction activities and subsequent reclamation measures;
- miscellaneous uses associated with agriculture.

Uses Which may be Allowed: (subject to site specific evaluation and municipal land use by-law)

- Rural Conservation Areas designated as having limited development potential may, at the discretion of the municipality, be considered for low density residential or recreational development;
- proposed low density residential or recreational development will be assessed as to its general suitability to the proposed location;
- approval will require evidence that the construction and operation of the proposed development will not contribute to a reduction in the environmental quality of the lake or shoreland; the Lac La Nonne Management Study may be used to assist in this evaluation;
- for future proposals, a maximum of four clustered residential lots (approximately 1 to 3 acres in size) or the equivalent number of recreation sites per quarter section will be used as a guideline to determine quarter section densities.

Other Provisions:

- separation of one residential site per quarter section, not previously subdivided, may be allowed; this subdivision should contain only land necessary for a residential site and should not exceed 1.21 hectares (3 acres) or the area necessary to include farmstead buildings and shelter belts;
- subdivision of parcels isolated from the main quarter section by natural or man-made features may be permitted, with the remainder of the quarter section considered unsubdivided;
- all permitted uses must conform to the policies of the Lac La Nonne Area Structure Plan.

C. RESIDENTIAL RECREATION - Class A, B, and C Development Potential

Purpose:

- to identify areas of marginally productive agricultural land which has substantial areas without severe limitations to development, and has a high recreational or scenic value with good capability for future residential or recreational development;
- to identify areas of existing residential or recreational development;
- to place these areas of existing or potential development into a land use class which identifies those characteristics;
- Class A Development Potential quarter sections (or portions thereof) have the best capability for future development and very few limitations to future development are present;
- Class B Development Potential quarter sections (or portions thereof) have a lower capability for future development than the Class A quarter sections and may require special design techniques to overcome the limitations;
- Class C Development Potential quarter sections (or portions thereof) have a lower capability for future development than Classes A and B and may require special design or technological innovations to overcome the identified limitations.

Uses and Densities Allowed: (subject to municipal land use by-laws)

- existing residential, recreational and other rural non-farm uses;
- a subdivision creating lots a minimum of 1 acre in size, with the maximum size to be determined on a site specific basis in accord with existing municipal by-laws and goals and policies;
- for future residential subdivision and development, a range of 24 to 36 lots per quarter section will be used as a guideline to determine quarter section densities;
- a recreation development representing a level of use equivalent to a permanent residential subdivision (1 residential lot = 4 recreation vehicle sites or campground sites);
- general (extensive) agricultural uses involving the production and harvesting of field crops and raising of livestock and other animals;

- agricultural product storage and service facilities which relate to the individual farm unit;
- forestry, transportation, communication, public utilities and small scale (16.2 hectares (40 acres) or less), resource extraction activities and subsequent reclamation measures;
- miscellaneous uses associated with agriculture.

Other Provisions:

- proposed recreation developments will be assessed as to their general suitability to the proposed location, with approval requiring evidence that the construction and operation of the proposed development will not contribute to a reduction in the environmental quality of the lake or shoreland;
- construction of roads, buildings or improvements associated with any proposed residential or recreational development will only be permitted in areas with no severe limitations for such development;
- the Lac La Nonne Management Study may be used to assist in the evaluation of a subdivision or development application;
- subdivision may be permitted of parcels isolated from the main quarter section by natural or man-made features, with the remainder of the quarter section considered unsubdivided;
- all permitted uses must conform to the policies of the Lac La Nonne Area Structure Plan.

D. COMMERCIAL RECREATION - Class A and B Development Potential

Purpose:

- to identify lakeshore areas of high scenic value, with slight to moderate limitations for recreational use, suitable for commercial recreational development;
- to ensure a portion of the developable lakeshore of Lac La Nonne is dedicated to land uses which provide recreational opportunities to the general public;
- to place these areas of existing and potential development in a land use classification which identifies that capability and reserves future lands for commercial recreation purposes;
- Class A Development Potential quarter sections (or portions thereof) have the best capability for future development and very few limitations to future development are present;
- Class B Development Potential quarter sections (or portions thereof) have a slightly lower capability for development than the Class A areas and may require special design techniques to overcome the limitations.

Uses Allowed: (subject to municipal land use by-law)

- commercial recreation uses which offer recreation opportunities to the general public;
- construction of buildings, roads and improvements to facilitate the operation of commercial recreation uses;
- development of a residential site in conjunction with the operation of the commercial recreation facility.

Other Provisions:

- proposed commercial recreation developments will be assessed by the municipality according to the capability of the site, the appropriateness of the use to the particular location and the potential impact of the proposed use on other existing land uses in the area;
- development approval will require evidence that the construction and operation of the proposed development will not contribute to a deterioration in the environmental quality of the lake or shoreland environment;
- the Lac La Nonne Management Study may be used to assist in the evaluation of future proposals;
- all permitted uses must conform to the policies of the Lac La Nonne Area Structure Plan.

E. INSTITUTIONAL - Limited Development Potential, and Low or Non-existent Development Potential

Purpose:

- to identify areas with existing institutional uses;
- to place these areas in a land use classification which identifies that existing institutional development;
- to identify the future development potential of institutional areas.

Uses Allowed: (subject to municipal land use by-law)

- in areas of limited development potential, institutional development and associated uses may be allowed, including church and secular camp halls, camping and hiking areas and associated facilities;
- in areas of low or non-existent development potential, low density recreational uses may be allowed, including hiking trails, cross-country ski trails, primitive camping sites and associated facilities.

Other Provisions:

- any expansion, extension, or redevelopment of existing use or uses or any development of new uses, other than those defined, which require construction of roads, buildings or improvements, removal of vegetation, or disturbance of soil, shall require a development permit;
- the municipality will assess any changes to existing uses requiring a development permit as to their general suitability to the proposed location and approval may require evidence that the construction and operation of the proposed development will not contribute to a reduction in the environmental quality of the lake shoreland;
- all proposed development or redevelopment in areas designated Institutional must conform to the policies of the Lac La Nonne Area Structure Plan.

V. LAND USE ALLOCATION

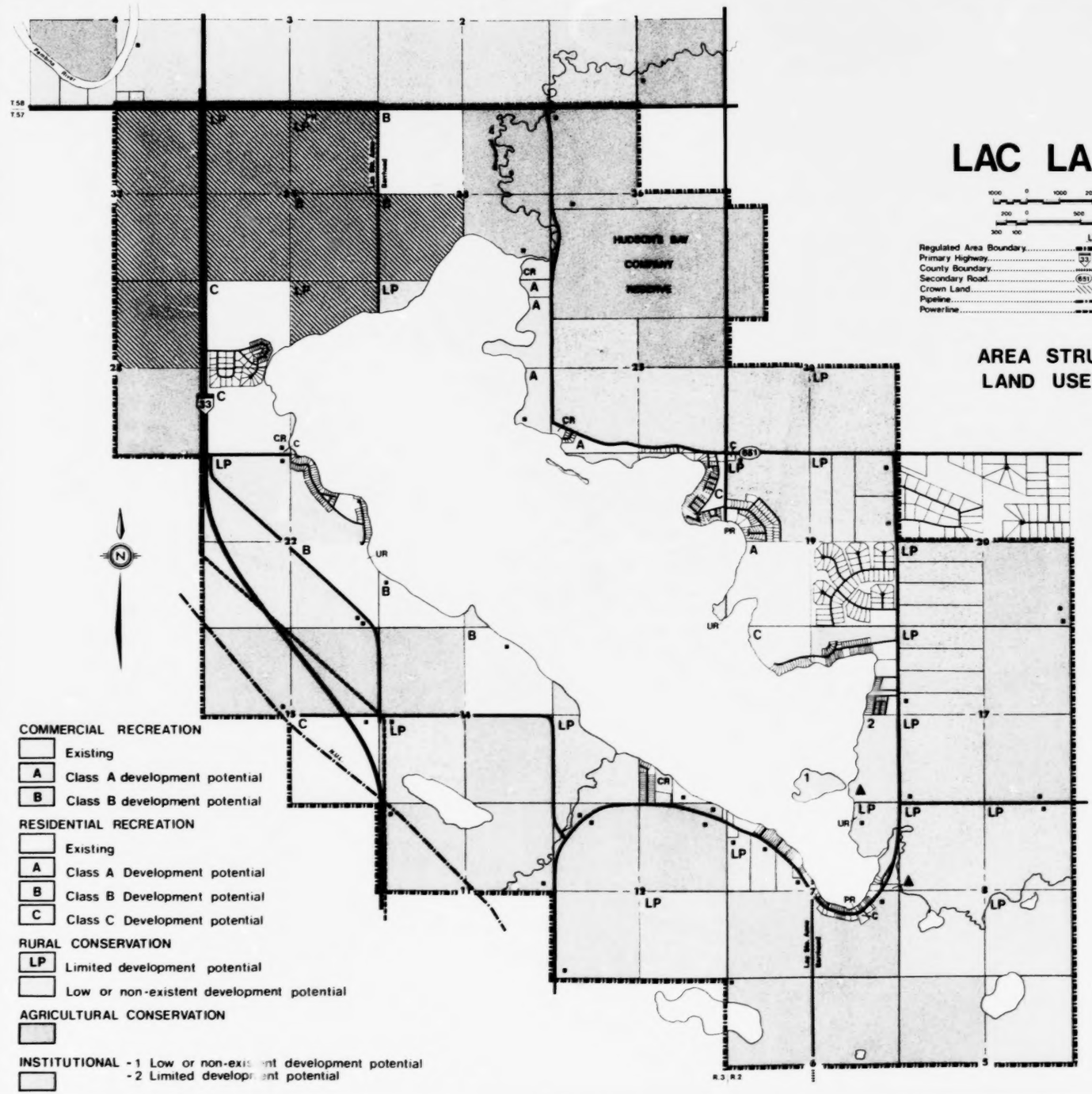
The land use allocation for the Lac La Nonne Area Structure Plan shall be as described on Map 3. In most instances, land use allocation has been undertaken in conformance with legally surveyed quarter section boundaries.

LAC LA NONNE

LEGEND

Regulated Area Boundary		Commercial	C
Primary Highway	33	Institutional	
County Boundary		Public Recreational	PR
Secondary Road	651	Farmstead	
Crown Land		Nuisance Grounds	
Pipeline		Commercial Recreational	CR
Powerline		Unsubdivided Residential	UR

AREA STRUCTURE PLAN
LAND USE ALLOCATION



COMMERCIAL RECREATION
- Existing
- A — Class A development potential
- B — Class B development potential

RESIDENTIAL RECREATION
- Existing
- A — Class A Development potential
- B — Class B Development potential
- C — Class C Development potential

RURAL CONSERVATION
- LP — Limited development potential
- Low or non-existent development potential

AGRICULTURAL CONSERVATION

INSTITUTIONAL - 1 Low or non-existent development potential
- 2 Limited development potential

Map 3

VI. IMPLEMENTATION AND ADMINISTRATION

A. AUTHORITY OF THE PLAN

i) Pursuant to the provisions of the Planning Act, this Plan shall be adopted by the concerned municipalities, as the Lac La Nonne Area Structure Plan, and shall be forwarded to the Alberta Planning Board for review and concurrence.

ii) Subdivision, development and redevelopment of lands within the planning area by the concerned municipalities and general public shall be in accordance with the provisions of this Plan.

iii) Councils shall encourage the Provincial and Federal Governments to have regard for the provisions of this Plan in the development and redevelopment of Crown lands, and in the formulation of Provincial and Federal policies and programs, and in the issuance of any permits within the planning area.

B. PHASING AND REVIEW

Sixty new residential lots, three hundred and ninety new commercial recreation lots and twenty institutional sites will be permitted in the area regulated by the Lac La Nonne Area Structure Plan, subject to the policies, classifications and allocations contained in this document (equivalent to the density and impact of 160 new residential lots). In order to allow for logical progression and proper timing, future development will be phased as follows:

i) Development will be allowed until the sixty residential lots have been registered and one hundred and twenty recreational lots have been created over and above those existing on the date of adoption of this area structure plan. The Counties of Barrhead and Lac Ste. Anne shall jointly assess the impact of this development after it has occurred.

ii) After the two municipal councils have jointly assessed this level of development, the Lac La Nonne Area Structure Plan may be allowed to proceed toward full development or may be amended as deemed necessary.

iii) Subject to the discretion of the Council, the continuation, minor extension, or minor enlargement of existing uses which do not conform with the provisions of this Plan, or the recognizing of such existing uses in the land use by-law, may be permitted. In making these discretionary decisions, Council shall ensure that such existing uses have no adverse effects on the present and future use of the surrounding area, or on the implementation of the Plan.

C. REGULATED LAKE SHORELAND DEVELOPMENT OPERATION REGULATIONS

The municipalities shall request Alberta Environment to repeal the Regulated Lake Shoreland Development Operation Regulations, as soon as Alberta Environment is satisfied that effective land use controls are in effect and operation in the planning area.

D. RELATIONSHIP TO OTHER STATUTORY PLANS

This Plan does not supersede, repeal, replace, relegate, or otherwise diminish any other regional plan or statutory plans in effect in the planning area. No development or redevelopment shall be approved unless it is in conformity with this Plan and any other applicable provisions or any regional plan or other statutory plans in effect in the planning area.

E. PLAN REVIEW AND AMENDMENTS

i) Councils may amend this plan to incorporate new goals, policies and land use. Councils shall review and, where necessary, amend this Plan at least once every five years.

ii) Councils shall refer any proposed amendments to the concerned provincial agencies, including the Alberta Planning Board, Yellowhead Regional Planning Commission and Alberta Environment for review and comments, and shall consider such comments prior to the adoption of any amendments.

iii) A council shall consult with the other municipalities within the planning area, when adopting an amendment which affects only part of the planning area.

iv) Amendments shall be adopted as amendments to the Lac La Nonne Area Structure Plan pursuant to the Planning Act.

APPENDIX A: GUIDELINES FOR RECREATION AREA DEVELOPMENT

It is recommended that the following guidelines for recreation area design and waste management be applied as minimum standards for existing and future recreation areas.

A. DAY USE, PICNIC AREAS

1. Recommended Design Standards

a) A sufficient number of picnic tables, firepits and garbage cans should be provided to accommodate the design capacity of the site.

b) The facility should be designed and landscaped in order to minimize disturbance to the natural environment and to protect heavy use areas from damage.

c) Parking areas and boat launch access roads should be physically separated from the rest of the day use or picnic area.

d) Day use areas should be provided with a potable water supply.

e) If facilities such as boat launches, swimming areas, and potable water wells are not provded, alternate locations/ sources should be indicated on a map or sign.

2. Recommended Waste Management Standards

a) Sealed pump-out tanks or septic tank and field systems (where site conditions permit) are the desired methods of waste management.

b) Existing pit toilets will be permitted only where there are no prohibitive site limitations (such as surface ponding, high groundwater table, groundwater contamination hazard, excessively high or low permeability). Existing pit toilets in areas with prohibitive limitations should be replaced.

c) Provision should be made for regular maintenance of the site. Regular garbage collection and sewage haulage services should be provided.

B. BASIC CAMPING AREAS

Basic camping areas provide sites for overnight camping. No electrical or water hook-ups are provided.

1. Recommended Design Standards

a) Individual campsites should be a minimum of 111.5 square metres (1200 square feet) in size.

b) Development of roads, facilities and campsites should occupy no more than two-thirds of the proposed site, leaving one third in its natural state.

c) Campgrounds should be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage.

d) A sufficient number of picnic tables, firepits and garbage cans should be provided to accommodate the design capacity of the campground.

e) Adequate potable water should be provided to accommodate the drinking and washing needs of the users.

f) Basic camping areas should be regularly supervised.

g) Consideration should be given to providing areas for group camping as well as individual camping.

h) If boat launching and swimming facilities are not provided, alternate locations should be indicated on a map or sign.

i) Proposals must be in conformance with the policies of the Lac La Nonne Area Structure Plan.

2. Recommended Waste Management Standards

a) Sealed pump-out tanks and field system (where site conditions permit) are the desired methods of waste disposal.

b) Existing pit toilets will be permitted only where there are no prohibitive site limitations such as surface ponding, high groundwater table, groundwater contamination hazard, or excessively high or low permeability. Existing pit toilets in areas of prohibitive limitations should be replaced.

c) A dumping station for grey and blackwater wastes from self-contained facilities in recreation vehicles and boats with on-board sanitary facilities should be provided.

d) Provision should be made for disposal of waste water from washing and bathing facilities.

e) Regular maintenance of the site, garbage collection and sewage hauling services should be provided.

C. SEMI-SERVICED CAMPGROUNDS

Semi-serviced campgrounds provide a higher level of services than basic camping areas. Examples of these services include electrical hookup, water hookup and individual sealed pump-out tanks on the campsites.

a) Individual campsites should be a minimum of 111.5 square metres (1200 square feet) in size.

b) Development of roads, facilities and campsites should occupy no more than two-thirds of the proposed site, leaving one third in its natural state.

c) Campgrounds should be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage.

d) A sufficient number of picnic tables, firepits and garbage cans should be provided to accommodate the design capacity of the campground.

e) Adequate potable water should be provided to accommodate the drinking and washing needs of the users.

f) A portion of the campsites should be serviced by electrical, water or sewage disposal hookups.

g) Semi-serviced campgrounds should be regularly supervised.

h) Consideration should be given to providing areas for group camping as well as individual camping.

i) If boat launching and swimming facilities are not provided, alternate locations should be indicated on a map or sign.

j) Proposals must be in conformance with the policies of the Lac La Nonne Area Structure Plan.

2. Recommended Waste Management Standards

a) Sealed pump-out tanks and field system (where site conditions permit) are the desired methods of waste disposal.

b) Existing pit toilets will be permitted only where there are no prohibitive site limitations such as surface ponding, high groundwater table, groundwater contamination hazard, or excessively high or low permeability. Existing pit toilets in areas of prohibitive limitations should be replaced.

c) A dumping station for grey and blackwater wastes from self-contained facilities in recreation vehicles and boats with on-board sanitary facilities should be provided.

d) Provision should be made for disposal of waste water from washing and bathing facilities.

e) Regular maintenance of the site, garbage collection and sewage hauling services should be provided.

ACKNOWLEDGEMENTS

The Lac La Nonne Area Structure Plan has been prepared by the Edmonton Metropolitan Regional Planning Commission with assistance from Alberta Municipal Affairs, Regional Planning Division. The efforts of those who have contributed to the preparation, production and review of this plan are hereby acknowledged.

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